Historic, archived document

Do not assume content reflects current scientific knowledge, policies, or practices.

SD11
A354

TREES COULD MAKE A DIFFERENCE

IN THE SELLING PRICE OF YOUR HOME

PHOTO STORY No. 26

The houses pictured are identical in architecture. Yet the one on the right sells for $2,700 more than the one on the left. The reason? *Trees!*

U. S. DEPT. OF AGRICULTURE
NATIONAL AGRICULTURAL LIBRARY
RECEIVED
APR 28 1977
PROCUREMENT SECTION
Alphabetical Serial File

A tree in your yard may be money in the bank -- so say the realtors and property owners polled recently by Forest Service environmental researcher Dr. Brian R. Payne of Amherst, Mass.

Payne found that the presence of trees around a house appears to have a tangible effect on its marketability. Trees may enhance the value of a property by as much as 20%, with an average increase of 5 to 10%. This translates to a $3,000 to $7,000 jump in its selling price.

NOTICE TO PUBLISHERS

Information in this news bulletin may be reprinted. Please give appropriate credit. Additional information or photographs may be obtained from: **Information Services** Tel—(Area Code 215) 597-3728.

NORTHEASTERN FOREST EXPERIMENT STATION • UPPER DARBY, PENNSYLVANIA 19082

Identical Houses, But. . .

Forest Service researchers presented 50 sets of photographs like these to a group of 9 realtors, and asked them to appraise the properties. In nearly all cases, trees increased the selling price.

1

2

3

AVERAGE REA

1. $38,500

2. $29,400

3. $26,750

ive at these figures, Payne collected photographs of nearly 800 in the $25,000 to $50,000 price range in the town of Amherst. , he selected about 200 and grouped them into 50 sets containing ive pictures of houses that were architecturally similar, but in the degree of surrounding vegetation.

preparing identical architectural descriptions for the houses in Payne presented the sets to realtors in towns near Amherst and to estimate the selling price of each property. In most cases, s assigned higher selling prices to the properties with more

also presented the photographs to local homeowners and asked for timation. Homeowners' replies were nearly the same as those of s.

esearch was undertaken to establish the contribution trees make tial property values. Their exact influence on the selling price has long been unknown.

offer both benefits -- beauty, shade, habitat for birds -- and -- leaves to rake, damage to pipes and paving. Dr. Payne's s it possible to synthesize these diverse effects to estimate the bution of trees to property values. It enables residential pro- lopers to make more informed decisions concerning the destruction ation of trees on the land they are developing.

LUES:

0 (A 17.7% increase in the selling price with trees)

0 (A 5.8% increase)

50 (A 6.4% increase)

Dr. Brian R. Payne, an environmental forestry researcher for the Forest Service in Amherst, Mass., looks over some of the 200 photographs used in his study of trees and property value.

Identical Houses, But. . .

Forest Service researche[illegible]ented 50 sets of photographs like [illegible] to a group of 9 realtors, and asked [illegible] appraise the properties. In near[illegible]ases, trees increased the sel[illegible]e.

To [illegible]rive at these fi[illegible]es, Payne collected photographs of nearly 800 prope[illegible]s in the $25,000 [illegible] $50,000 price range in the town of Amherst. From [illegible]se, he selected a[illegible]ut 200 and grouped them into 50 sets containing three [illegible] five pictures of [illegible]uses that were architecturally similar, but differ[illegible] in the degree o[illegible] surrounding vegetation.

Af[illegible] preparing ident[illegible]l architectural descriptions for the houses in each s[illegible], Payne presented [illegible]he sets to realtors in towns near Amherst and asked [illegible]m to estimate t[illegible] selling price of each property. In most cases, the e[illegible]rts assigned hig[illegible] selling prices to the properties with more trees.

Pa[illegible]e also presented [illegible]e photographs to local homeowners and asked for a valu[illegible]estimation. Hom[illegible]ners' replies were nearly the same as those of the e[illegible]rts.

Th[illegible] research was u[illegible]taken to establish the contribution trees make to res[illegible]ential property [illegible]lues. Their exact influence on the selling price of a [illegible]se has long bee[illegible]nknown.

Tr[illegible]s offer both be[illegible]its -- beauty, shade, habitat for birds -- and detri[illegible]ts -- leaves to [illegible]ake, damage to pipes and paving. Dr. Payne's study [illegible]kes it possible [illegible]o synthesize these diverse effects to estimate the net co[illegible]ribution of tree[illegible] to property values. It enables residential property [illegible]velopers to mak[illegible] more informed decisions concerning the destruction or pre[illegible]vation of trees on the land they are developing.

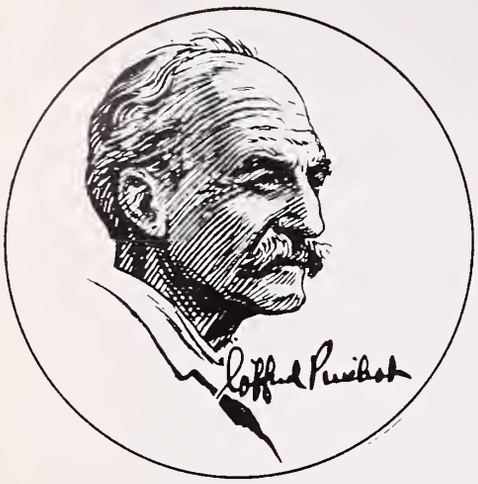
AVERAGE REALT[illegible]ALUES:

1. $38,500 : $[illegible],300 (A 17.7% increase in the selling price with trees)

2. $29,400 : $[illegible],100 (A 5.8% increase)

3. $26,750 : $[illegible],450 (A 6.4% increase)

Dr. Brian R. Payne, an environmental forestry reseancher for the Forest Service in Amherst, Mass., looks over some of the 200 photographs used in his study of trees and property value.



At the outset of the environmentally-conscious Seventies, the U.S.D.A. Forest Service launched a new research program at its Northeastern Forest Experiment Station to deal with the forest-related environmental concerns of urban areas—especially those of the highly urbanized Megalopolis of the Northeast. This program is called the Pinchot Institute for Environmental Forestry Research. In the pioneering spirit, it is named for Gifford Pinchot, first Chief of the Forest Service.

Within the framework of the Pinchot Institute, the Forest Service joined with nine northeastern universities and research institutions to form a consortium for environmental forestry studies. Pinchot Institute research is, therefore, conducted by both Northeastern Forest Experiment Station scientists and university and institutional researchers.

The Pinchot Institute aims to develop information and techniques for helping urbanities understand the need for urban forest environments. This same information will help provide a basis for policy formulation, regional planning, and land management in and around population centers.

Initial research toward determining how trees and forests can best service urban man's needs is concentrating on (1) past, present, and future land use and how trees determine residential property values; (2) ways to obtain both quality water and recreation from municipal watersheds; (3) effects of disposing sewage in forested areas; (4) techniques for inducing appropriate non-game wildlife species into urban and suburban areas; (5) the recreational value of forested areas near urban centers; and (6) how trees and forests can help reduce noise levels.

Studies that will result in genetically superior vegetation for areas of high use and abuse are also planned. Other studies will be designed to develop the best management measures for modifying climatic extremes and intangible aesthetics.

Besides conducting a variety of forestry research studies at over 75 locations all around the country, the U.S.D.A. Forest Service cooperates with state agencies and private forest owners to stimulate proper management practices and to protect the 440 million acres of their forests against fires, insects, and diseases.

The Forest Service also manages 187 million acres of public land, including 154 National Forests and 18 National Grasslands in 43 states and Puerto Rico. Each National Forest resource -- timber, water, forage, fish and wildlife, and recreation -- is managed to produce a harmonious environment along with tangible benefits for all America's people.